

LUNENBURG PLANNING BOARD

TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



Tel: (978) 582-4147
Fax: (978) 582-4353
960 Massachusetts Avenue
Lunenburg, MA 01462

Minutes
May 23, 2011

Meeting Posted: Yes
Place: Town Hall, 17 Main Street, Lunenburg, MA 01462
Time: 7:05 PM, following Public Hearing

ROLL CALL:

Present: Emerick R. Bakaysa, Joanna L. Bilotta, Robert J. Saiia, Thomas W. Bodkin Jr., Nathan J. Lockwood, Marion M. Benson

PUBLIC HEARING: See separate minutes for Powell Stone & Gravel, 151 Leominster-Shirley Road. Approval signed by Planning Board. Will be registered with Town Clerk and enter into a 20-day appeal period.

MINUTES – APPROVAL: Signed- 5-9-11, Motion, Ms. Bilotta, Second, Mr. Saiia. Signed Executive 4-11-11, Motion, Ms. Bilotta, Second, Mr. Bodkin Jr. Executive 5-9-11 tabled.

NOTICES AND COMMUNICATIONS: Ms. Benson noted June 2, 2011 Joint Meeting of the Montachusett Region Comprehensive Economic Development Strategy Committee (MRCEDS), the Montachusett Economic Development District (MEDD), and the Small Towns. Agenda item is Sustainable Rural and Small City Economic Development: How it can work for the Montachusett Region and our communities. Ms. Benson recommended attendance, if possible

COMMITTEE REPORTS:

MJTC- Mr. Saiia noted discussion regarding regional emergency planning. MJTC and MRPC will be introducing regional goals for housing, land preservation, and economic development.

MRPC- No report – next meeting May 24th.

Strategic Framework Plan- Distributed to Board members.

MRPC Energy Advisory Committee- Ms. Benson noted Montachusett Region Energy Plan in process by WPI students. Distributed to members.

DPW Building Committee- Meeting held May 20th to review new Plan, which is a stand-alone structure adjacent to existing DPW building. Existing DPW building will be updated. Bid on original Plan was over budget set at Town Meeting. New Plan currently out for bid.

Capital Planning Committee- Noted that not all departments received their full requests. Town Meeting Warrant contains the Capital Plan for FY12. Mr. Saiia inquired if a summary report is generated after town meeting. He was referred to the Town Clerk's office.

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

332 Massachusetts Avenue, Asian Imperial- Public Hearing scheduled for June 13th. Office awaiting plan from project engineer.

925 Massachusetts Avenue, Trustee of L&M Svc Ctr Inc- Mr. Bodkin Jr. hopes to have a memorandum available for the Planning Board at the June 13th Board meeting.

Summer Street- An Alternative Analysis Committee will be formed. Two Board members are requested to serve on Committee. Committee findings will be presented at fall town meeting. Board to discuss members to serve on Committee.

Green Community Task Force- Task Force received approval from the Board of Selectmen to move forward with Borrego Solar Systems, Lowell, MA. Mr. Londa and Mr. Cutting will coordinate.

DEVELOPMENT STATUS REPORTS:

Emerald Place at Lake Whalom, 10 Lakefront- Office has received proposed concept plan for manager's office and five villas on Carousel Lane. Also received sprinkler system as-builts.

Tri Town Landing, 37 Youngs Road- No report

UNFINISHED BUSINESS/OLD BUSINESS:

CLURPA (Comprehensive Land Use Reform and Partnership Act)- State hearing held May 18th. Bill well received by Governor's office, public officials, planners, environmental groups and health groups. Limited opposition from homebuilders who don't want new limits on ANRs(Approval Not Required). Work to continue by the State. Ms. Benson noted section which refers to "Form-based zoning". Draft Act on file in Planning Office.

MEETING SCHEDULE:

June 13, Planning Board Meeting & Public Hearing for 332 Massachusetts Avenue, Asian Imperial, Town Hall

July 11, Planning Board Meeting, Town Hall

August 15, Planning Board Meeting, Town Hall

DATA INFORMATION: Data folder containing items of interest not on agenda presented to members for viewing, consisting of various data information. Board of Selectmen agenda reviewed and discussion ensued regarding agenda item "First Right of Refusal, 108 Goodrich Street". Planning Board response to Board of Selectmen advised against purchasing due to current economy and no designated Town use for property. Board of Selectmen requested that, in the future, the Planning Board refrain from basing recommendation based on current economy. Mr. Bodkin Jr. suggested an inventory of Ch. 61 land be compiled for Planning Board reference.

EXECUTIVE SESSION: Separate minutes

ADJOURNMENT: Motion made to enter Executive Session, not to return to Regular Session, Ms. Bilotta, Second, Mr. Bodkin Jr., roll call vote, Mr. Saiia, aye; Mr. Lockwood, aye; Mr. Bodkin Jr., aye; Ms. Bilotta, aye; Mr. Bakaysa, aye. Adjourned 8:00 PM.